

SUPPLEMENTAL

COUNCIL AGENDA: 06-21-05

ITEM: 2.20

Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Katy Allen
Sara L. Hensley

**SUBJECT: COLUMBUS PARK
RESTROOM PROJECT**

DATE: 06-14-05

Approved 

Date 6/14/05

Council District: 3

REASON FOR SUPPLEMENTAL MEMO

To provide additional information after bids were opened.

RECOMMENDATION

Report on bids and award of contract for the Columbus Park Restroom Project to the low bidder, Ranis Construction Inc., in the amount of \$234,000, and approval of a contingency in the amount of \$35,000.

CEQA: Exempt, PP05-026.

BACKGROUND

Columbus Park is located in central San José near the corner of Spring Street and Taylor Street in the Guadalupe Gardens area. The park is bordered by Asbury Street to the north, Irene Street to the east, Taylor Street to the south and Walnut Street to the west (map attached). The park currently has an existing restroom that has been closed to public use for the last ten years. At the time of its closure the Guadalupe River Park and Gardens were minimally developed and the restroom location was very isolated. In addition, frequent interruptions of utilities and sanitary lines, along with failing structural components required repairs. A cost-benefit analysis of visitor uses and maintenance expenses, led to the closure of the existing restroom. With the recent ongoing and extensive additional development of the Guadalupe River Park and Gardens, the replacement of the restrooms would soon serve a much more active park system.

The proposed project scope of work includes installation of a new restroom building, 300 square feet in size, with both men's and women's rooms. It will be located at the northeast half of the park. During the initial feasibility study of this project staff analyzed safety, security and circulation concerns and concluded that it is preferable to build the new building at a new location in the park. The project scope also includes the re-routing and re-connecting of sewer and electrical utilities to the new restroom.

Construction is scheduled to begin in August 2005 with estimated completion in January 2006.

ANALYSIS

Bids were opened on May 26, 2005 with the following results:

<u>Contractor</u>	<u>Bid Amount</u>	<u>Variance Amount</u>	<u>Over/(Under) Percent</u>
Rodan Builders, Inc. (Belmont)	\$325,000	\$80,000	24
E.S.R. Construction, Inc. (San José)	286,000	41,000	14
Calstate Construction, Inc. (Fremont)	249,444	4,444	2
Engineer's Estimate	245,000	---	---
Tucker Construction, Inc. (San José)	234,790	(10,210)	(4)
Ranis Construction, Inc. (San Francisco)	234,000	(11,000)	(5)

The low bid submitted by Ranis Construction is five percent below the Engineer's Estimate. The bid is considered to be acceptable for the work involved in the project.

Council policy provides for a standard contingency of ten percent on public works building projects. However, on this project, a contingency of 15 percent is recommended due to unknown underground conditions. This restroom has been closed for ten years and there is some uncertainty as to the location of certain underground lines. The funds budgeted for this project are sufficient to provide for the recommended contingency.

OUTCOME

Approval of this construction contract to Ranis Construction Co. will enhance the resources required for providing better sanitary services at Columbus Park. Approval of the 15 percent contingency will provide funding for unforeseen conditions during construction of this project.

PUBLIC OUTREACH

To solicit contractors, this project was listed on the City's Internet Bid Line and advertised in the *San José Post Record*. Bid packages for all Department of Public Works construction projects are provided to various contractor organizations and builder's exchanges.

COORDINATION

This project and memorandum have been coordinated with the City Attorney's Office, City Manager's Budget Office and the Departments of Fire, Planning, Building and Code Enforcement, and General Services.

COST IMPLICATIONS

1. AMOUNT OF RECOMMENDATION: \$234,000
2. COST OF PROJECT:

Project Delivery	\$125,000
Construction	234,000
Contingency	35,000
TOTAL CONSTRUCTION PROJECT COSTS	<u>\$ 394,000</u>
 Prior Year Expenditures	 <u>0</u>
REMAINING PROJECT COSTS	<u>\$ 394,000</u>
3. SOURCE OF FUNDING: 375 – Park Trust Fund
4. FISCAL IMPACT: This project is consistent with the Council-approved Budget Strategy Economic Recovery section in that it will spur construction spending in our local economy. The operating and maintenance costs of this project have been reviewed, and it has been determined that the new restroom will have a \$15,000 ongoing impact to the General Fund operating budget beginning July 2006.

BUDGET REFERENCE

Fund #	Appn. #	Appn. Name	RC #	Total Appn.	Amt. For Contract	2004-2005 Adopted Budget Page	Last Budget Action (Date, Ord. No.)
Remaining Project Costs:				\$ 394,000			
Current Funding Available:							
375	4929	Columbus Park Ballfields and Restrooms	133835	\$633,000	\$234,000	V-828	--
		Total		\$633,000	\$234,000		
Total Funding for Remaining Project Costs				\$633,000			

This appropriation includes funding for the replacement of the Columbus Park restroom, as well as the renovation of the adjacent softball fields at Columbus Park. The softball field renovation will include grading, drainage and turf improvements.

HONORABLE MAYOR AND CITY COUNCIL

06-14-05

Subject: Columbus Park Restroom Project

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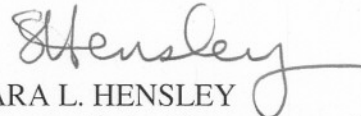
CEQA

CEQA: Exempt, PP05-026.



KATY ALLEN

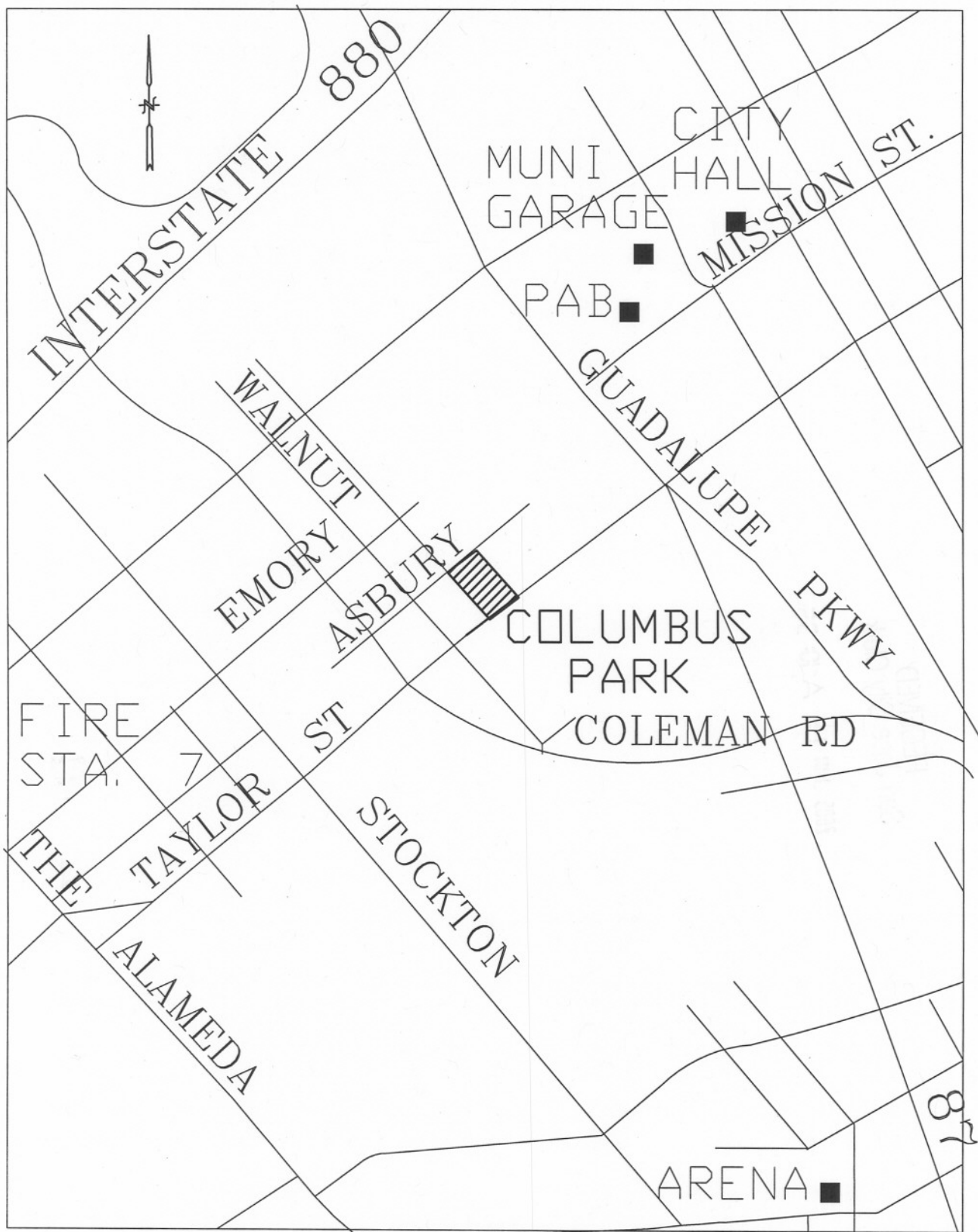
Director, Public Works Department



SARA L. HENSLEY

Director, Parks, Recreation and
Neighborhood Services Department

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Attachment



COLUMBUS PARK
LOCATION MAP